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MODIFICATIONS OF THE DOWNTOWN-WATERFRONT URBAN RENEWAL PLAN.

December Paper, 1965

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ROBERT T. KENNEY
DIRECTOR

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FOR IMMEDIATE RELEASE DECEMBER 13, 1973

Modifications of the downtown-waterfront urban renewal plan were announced today by Robert T. Kenney, Director of the Boston Redevelopment Authority.

Kenney, in making the recommendation for changes in the plan to the Authority's five-member Board, said the revisions had been worked out over the past several months with the Waterfront Restudy Committee, a group of citizens representing the North End, the Waterfront, Sierra Club, League of Women Voters, other organizations and property owners in the area.

The Waterfront Restudy Committee, at a meeting Tuesday, voted approval of the new plan.

Kenney said the changes involve two major features:

1. Atlantic Avenue, beginning at State Street, will be realigned as a 44-foot roadway, as compared to the 80-foot wide roadway originally proposed in the plan.

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2. By changining the size and shape of parcels in the original plan, the BRA will be able to develop approximately 700 units of new housing, with approximately half of those units to be for low and moderate income families and the elderly.

Kenney said, "The modifications I am recommending will create about twice as much open space and parkland, and while the scale of development is much less than originally proposed, we will be building more housing in the area than the plan had called for."

Kenney said, "Because these changes were worked out over months of meetings between the Restudy Committee and the BRA, we are confident that the differences which existed before the Restudy have been resolved."

"I want to compliment the Restudy Committee for the cooperative spirit they have shown throughout this planning process and the quality of the work they did. Their recommendations, which we have accepted in substance, mean that this plan is more valid in many ways then the plan which was conceived in the early 1960's."

Kenney said the changes in the plan will mean that the waterfront urban renewal plan will fulfill the needs of the community for more housing and also provide the open space and amenities that will help Bostonians rediscover the rich heritage of the waterfront.

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Two years ago the BRA had embarked on a re-evaluation of the waterfront plan when a dispute over proposed demolition of buildings in the C-2 parcel resulted in a legal challenge be residents of the area.

The Federal court, asked to rule on the challenge, ordered instead that a stipulation and agreement be entered into by all parties concerned. As part of the agreement, the Restudy Committee was established and technical assistance was provided by the BRA staff and outside consultants. The Restudy Committee made a report to the BRA in July, and since that time the BRA design and planning staff has been reviewing the recommendations.

In addition to the changes in the Atlantic Avenue alignment and size of the waterfront park, the plan changes include:

Parcel A-6

--height limit: 150 feet or about 15 stories
--up to 125 units of subsidized housing and/or office space with commercial uses permitted on the first floor
--parking below structure
--the original plan called for a 25-story office tower on this site

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Parcel A-7

--up to a 350-room motel

--height limit: 85 feet or about 7 stories

--building set-back to allow views of buildings on Long Wharf

--limited garage parking on site (major parking requirement to be provided in the Harbor Towers garage)

--the original plan called for a 15-story motel on this site

Parcel D-1

--approximately 125 units of subsidized housing with emphasis on the elderly

--height limit: 125 feet or about 12 stories

--institutional uses, such as a museum to be encouraged on the ground floor

--garage parking on-site

Parcel C-2b

--160 units of low and moderate rent elderly housing (with funds provided out of recent Federal housing allocation) - Parcel will remain as open space unless subsidies obtained for elderly housing

--height controls: 60 feet of 6 stories desired; maximum of 80 feet for taller element if necessary

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Sargent's Wharf

--new construction, possibly in conjunction with rehabilitation of existing buildings

--approximately 225 units, with commercial-office uses, parking; and public access to the water's edge, with emphasis on low/moderate or elderly, design and site program to be oriented to the North End community

Parcel C-2

--additional rehabilitation of existing buildings

--possible new garage near tunnel

--110 units of elderly housing to be developed by Knights of Columbus, Ansonia Council, North End

New Park Area

--4.3 acre Waterfront Park (double original plan)

--.3 acre neighborhood park

--3 acres on Long Wharf

--parks will connect to open space--built and maintained by the future developers of A-6, A-7, D-1 and C-2b

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Atlantic Avenue

--the roadway will be reduced in width to 44 feet (formerly 80 feet) with parking lanes at key locations

--the avenue will follow an alignment along existing Mercantile Street (relocating slightly) and rejoin Atlantic Avenue near Commercial Wharf

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ROBERT T. KENNEY
DIRECTOR

FOR IMMEDIATE RELEASE DECEMBER 13, 1973

Today I am recommending to the Authority Board modifications to the downtown-waterfront urban renewal plan.

The changes in the plan are a culmination of numerous meetings and discussions between a broad-based citizen group, the Waterfront Restudy Committee, and the BRA.

There are two new features in the plan:

1. Atlantic Avenue will be realigned and it will be built as a 44-foot wide roadway, as compared to the 80-foot wide road originally proposed in the plan.

As a result, the waterfront park which was proposed as 2.8 acres in size will now be 4.5 acres.

2. By changing the size and shape of the parcels, we will be able to build over 700 units of new housing, of which about 350 will be for low and moderate income families and the elderly.

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The restudy of the waterfront plan provided both the BRA and the community with an opportunity to undertake re-evaluation of a plan that had become outdated.

More important, the restudy was done with a maximum of citizen participation. This is not to say there was no controversy or that no differences existed. I happen to think that a lack of controversy would have indicated that the planning process was not working. But we are confident that the major differences have been resolved, and that the modified plan is a first step towards fulfilling the needs of the community for housing while providing the open space and amenities that will help Bostonians rediscover the rich heritage of this area.

I hope that the Restudy Committee will remain actively involved in the process as we move from planning to implementation. Specific design controls must be prepared for these parcels. Developers must be selected. Subsidies and new monies must be secured. These and many other tasks will be made that much easier if the spirit of cooperation which prevailed throughout the Restudy continues in the future.

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SUMMARY OF NEW HOUSING SITES*

SITE NO.	TOTAL UNITS (Approximate)	NO. FOR ELDERLY AND/OR LOW AND MODERATE INCOME FAMILIES
C-2	110	110
C-2b	160	160
D-1	125	30 (Minimum)
A-6	125	
Sargent Wharf	225	60 (Minimum)
	745	360

*Figures are approximate depending on ultimate building design and availability of housing subsidy funds.

WATERFRONT PROJECT RESTUDY COMMITTEE

Representing the North End:

--Robert Venuti
--Dan Nuzzo
--Anthony LaMattina
--Ed Simone
--Rose Giampaolo
--Rose Bruno
--Maria Anastasi
--Frank Borelli

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Representing the Waterfront:

--Ron Cornew
--Robert Davidoff (Davida Carvin - Alternate)
--Jack Roberts
--Morey Bergmeyer
--Tim Anderson
--Bud Moskow
--Adrianna Gianturco
--Jim Craig

Representatives of the following groups:

League of Women Voters
--Mrs. Karl F. Siegfriedt
Harbor Towers
--Phil Nexon, Goulston & Storrs
United North End Committee for the Development of the Waterfront
--Marie Trovato (Albert Colantonio - Alternate)
New England Aquarium
--John Prescott
Society for the Preservation of New England Antiquities
--Lawrence Rosenblum
Knights of Columbus
--Charles Falco (Angelo Berlandi - Alternate)
North End Businessmen's Association
--John Savino
Boston Conservation Commission
--John Lewis
North End Union
--Frank Havey
Sierra Club
--Gerard Ives

Kathy Donaher, Justin Gray Associates

BRA Liaison:

--Eli Post

MEMORANDUM DECEMBER 13, 1973

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TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: DOWNTOWN-WATERFRONT-FANEUIL HALL URBAN RENEWAL AREA
PROJECT NO. MASS. R-77
PROCLAIMER OF MINOR MODIFICATIONS OF URBAN RENEWAL PLAN
DISPOSITION PARCELS A-6, A-7, D-1, C-2b

After carefully considering the recommendation of the BRA reviewing group and studying and taking into consideration the majority and minority reports of the Waterfront Restudy Committee, it is recommended that minor modifications be made to the Renewal Plan. It is felt that these modifications would best reflect the Authority's commitment towards the further establishment of a viable and exciting urban environment. The modifications outlined below not only reflect our professional judgment as to the appropriate utility of land included within the renewal area, but also reflect our philosophy as to how the needs of the citizenry of this area can be best satisfied.

It is recommended that the Permitted Uses for Parcel A-6 be modified so that housing and supporting uses may be constructed on this site. The Maximum Building Height allowed should be reduced to 150 feet. The present height limitation is 250 feet. The Maximum Floor Area Ratio allowed should be reduced to 6. The Maximum F.A.R. is presently 10. The Ground Floor Setback requirement should be deleted.

It is recommended that the Maximum Building Height for Parcel A-7 should be reduced to 85 feet. The present height limitation is 150 feet. The requirement for Parking should be amended to read "No Open Parking Permitted", and the Ground Floor Setback requirement should be deleted.

It is further recommended that the alignment of Atlantic Avenue be changed to generally correspond to the existing alignment of Mercantile Street as shown on the attached and amended Proposed Land Use Plan. It is also recommended that the width of this roadway be scaled down from six moving lanes with a breakdown lane and median strip to four moving lanes. It is submitted that this size roadway more appropriately corresponds to the scale of the residential and open space planned for the area. It is also recommended that the size of the park on Parcel A-8 be increased from approximately 2 acres to approximately 4.3 acres. Together with the open space planned for the abutting renewal parcels, there will be a contiguous open and public space of approximately 5.4 acres.

Because of the new alignment of Atlantic Avenue, it is recommended that the location of Parcel D-1 be changed as shown on the attached map. It is further recommended that because of the new alignment of Atlantic Avenue and the relocation of Parcel D-1, that Parcel C-2 be expanded to include Parcel C-2b. This new Parcel (C-2b) shall be used exclusively for low and moderate income housing for the elderly and will complement the already approved low income elderly construction within Parcel C-2.

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It is recommended that Parcel D-1 be amended to include Residential and Institutional as Permitted Uses. The Maximum Building Height should also be amended to 125 feet. The Minimum Parking spaces should be amended by deleting the figure 200. The requirement for Vehicular Access is no longer applicable and should therefore be deleted.

It is recommended that the Maximum Building Height for Parcel C-2b should be 80 feet and that the Maximum Floor Area Ratio allowed should be 4. The Permitted Use should be Residential. The requirement for parking should read "No Open Parking Permitted".

It has been determined that said modifications are minor in nature in that they do not constitute a fundamental change in the overall project nor do they materially or substantially alter or change the Plan.

An appropropriate Resolution is attached.

Attachment

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RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
PROCLAIMER OF MINOR MODIFICATION OF URBAN RENEWAL PLAN
OF THE DOWNTOWN-WATERFRONT-FANEUIL HALL
URBAN RENEWAL AREA PROJECT NO. MASS. R-77

WHEREAS, the Urban Renewal Plan for the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, was adopted by the Boston Redevelopment Authority on April 24, 1964, and approved by the City Council of the City of Boston on June 8, 1964, and requires the development of land in compliance with the regulations and controls of the Plan; and

WHEREAS, Section 1101 of said Urban Renewal Plan entitled "Modification", provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 503 of said Urban Renewal Plan entitled "Specific Land Use and Building Requirements", designates Permitted Uses for Parcel A-6 as General Office, and for Parcel D-1 as General Business; and

WHEREAS, said Section 503 designates the Maximum Building Height for Parcel A-6 at 250 feet; and

WHEREAS, said Section 503 designates the Maximum Floor Area Ratio for Parcel A-6 at 10; and

WHEREAS, said Section 503 designates the Ground Floor Setback for Parcel A-6 to be 10' in depth along Northern, Southern and Eastern Frontages; and

WHEREAS, said Section 503 designates the Maximum Building Height for Parcel A-7 at 150 feet; and

WHEREAS, said Section 503 allows enclosed and open parking spaces for Parcel A-7; and

WHEREAS, said Section 503 designates the Ground Floor Setback for Parcel A-7 to be 10' in depth along Southern Frontage; and

WHEREAS, said Section 503 designates the Maximum Building Height for Parcel D-1 at 60 feet; and

WHEREAS, said Section 503 designates the Minimum Parking Spaces for Parcel D-1 at 200-8/; and

WHEREAS, said Section 503 designates the Vehicular Access for Parcel D-1 to be not from Atlantic Avenue or Richmond Street; and

WHEREAS, the Proposed Land Use Plan shows the general circulation plan and parcel designations for the renewal area; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment:

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OW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 503, Parcel A-6, on Page 19, Permitted Uses, is hereby amended by inserting before the words "General Office", the words "Residential and General Business".

2. That Section 503, Parcel D-1, Page 20, Permitted Uses, is hereby amended by inserting before the words "General Business", the word "Residential", and after the words "General Business", the word "Institutional".

3. That Section 503, Parcel A-6, on Page 19, Maximum Building Height, is hereby amended by deleting the figure "250", and inserting the figure "150".

4. That Section 503, Parcel A-6, on Page 19, Maximum Floor Area Ratio, is hereby amended by deleting the figure "10" and inserting therein the figure "6".

5. That the requirements for Arcades or Ground Floor Setbacks, Section 503, Parcel A-6 on Page 19, is hereby deleted.

6. That Section 503, Parcel A-7, on Page 19, Maximum Building Height, is hereby amended by deleting the figure "150" and inserting therein the figure "85".

7. That Section 503, Parcel A-7, on Page 19, Minimum Parking Spaces, is hereby amended by deleting the figure "3" and inserting therein the figure "1".

8. That the requirement, Ground Floor Setbacks, Section 503, Parcel A-7 on Page 19, is hereby deleted.

9. That the Proposed Land Use Plan be changed in accordance with the attached Amended Proposed Land Use Plan to reflect the relocation of Parcel D-1 and the creation of Parcel C-2b.

10. That the alignment and width of Atlantic Avenue be revised in accordance with the attached Amended Proposed Land Use Plan.

11. That the area of Parcel A-8 be expanded in accordance with the attached Amended Proposed Land Use Plan.

12. That Section 503, Parcel D-1, on Page 20, Maximum Building Height, is hereby amended by deleting the figure "60" and inserting therein the figure "125".

13. That Section 503, Parcel D-1, on Page 20, Minimum Parking Spaces, is hereby amended by deleting the figure "200".

14. That the requirement, Vehicular Access, Section 503, Parcel D-1, on Page 20, is hereby deleted.

15. That Section 503, of said Urban Renewal Plan, Page 20, is hereby amended by adding Parcel C-2b with the following building requirements:

MITTED USES	MAXIMUM BLDG. HEIGHT	MAXIMUM FLOOR AREA RATIO	MINIMUM PARKING SPACES
esidential	80 feet	4	8/

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16. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

That the proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

That all other provisions of said Plan not inconsistent herewith be and hereby are continuing in full force and effect.

That the Director be and hereby is authorized to proclaim by certificate these minor modifications of the Plan all in accordance with the provisions of the Urban Renewal Handbook, RHM 7207.1.

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Site plan showing the proposed modifications to the Waterfront Renewal Plan for the restudy area. Changes proposed include realignment and narrowing of Atlantic Avenue, a waterfront park nearly twice the size of the one originally planned, approximately 745 housing units, and lower heights for the proposed motel and office/residential structure on Long Wharf and State Street.

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Site plan showing the 1964 Waterfront Renewal Plan for the restudy area.

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Atlantic Ave.

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Modifications of The
DownTown WaterFront
Urban Renewal Plan

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8/15/78	Lee Petty
10/30/78	[illegible]
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Kit includes:

2 Press releases 12/13/73
Board Memo (6c) 12/13/73
Summary of new housing sites
Waterfront Project Restudy Comm.
3 Photographs

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Modifications of the
Downtown Waterfront Urban
Renewal Plan